elm creek
Watershed Management Commission

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Regular Meeting Minutes | July 8, 2026

I. CALL TO ORDER. A meeting of the Elm Creek Watershed Management Commission was called to order at 11:43 a.m., Wednesday, July 8, 2026, in the Plymouth Community Center, 14800 34th Avenue North, Plymouth, MN, by Secretary Christina Frazier.

Present: Drew Kessler, Champlin; Loren Evenrud, Corcoran; Sara VanAsten, Dayton; Chris Dahl, Medina; and Christina Frazier, Plymouth.

Not represented: Maple Grove and Rogers.

Also present: Steven Touney, Champlin; Kevin Mattson, Corcoran; Derek Asche, Maple Grove; Dusty Finke, Medina; Ben Scharenbroich, Plymouth; Mike Albers, Rogers; Brian Vlach, Three Rivers Park District (TRPD); Kevin Ellis, Hennepin County; Eric Osterdyk and Lisa Tilman, Stantec; Rebecca Carlson, Resilience Resources; and Judie Anderson, JASS.

II. AGENDA. Motion by Kessler, second by Dahl to approve the **July 8, 2026 agenda.*** *Motion carried unanimously.*

III. Motion by Kessler, second by VanAsten to approve **minutes of the June 10, 2026 meeting.*** *Motion carried unanimously.*

Motion by Kessler, second by VanAsten to approve the July **Treasurer's Report and Claims totaling $31,346.25.*** *Motion carried unanimously.*

IV. OPEN FORUM.

Connie Fortin, Bolton & Menk, presented the **Low Salt Design Standards.*** The standards are projected to be a regional norm by 2030 and an industry standard by 2035. Fortin also distributed copies of the Low Salt Design Checklist* and explained how the cities of Bloomington, Richfield and Eden Prairie are using components of the checklist in their planning processes.

Fortin encouraged the cities that are not yet using low salt design standards to get started. She complimented them on taking the first step by developing a checklist and encouraged them to consider taking more steps (phase 2). A major take home from the presentation is that the time to incorporate low salt design is at the early stages of design/preliminary plat, which is often only reviewed by the cities. By the time developments come to the Commission for review, it is often too late for major revsions to site and building layout, etc. Fortin stated she is happy to coach and support to member cities in any/all of their next steps!

V. PROJECT REVIEWS.

A. 2026-017 French Ridge of Medina.* The site is approximately 160 acres and is located at Hamel Road (CSAH 115) and Arrowhead Drive (CR 118). The site is proposed to disturb approxi-

mately 8.1 acres to construct 22 residential lots, which triggers rules D, E, and I. A complete project review application was received on April 28, 2026. In their findings dated June 29, 2026, Staff recommend approval with seven conditions: (1) escrow reconciliation; (2) a long-term vegetation management plan for the upland conservation area approved by the City of Medina; (3) a finalized conservation easement approved by the City; (4) a wetland delineation approved by the City as the WCA LGU; (5) a drainage and utility easement recorded with the City for protection of approved wetland buffers; (6) an executed buffer maintenance plan and agreement for the first two growing seasons following approval, and an escrow or an alternate surety to assure successful vegetation establishment approved by the City of Medina; and (7) certain specific revisions to the civil plans. Motion by VanAsten, second by Kessler to approve Staff's recommendations. *Motion carried unanimously.*

B. 2026-018 Trailers Plus, Rogers.* The site is approximately 2.4 acres and is located at County Road 81 and I-94. The site proposes to disturb approximately 1.6 acres to construct an expanded paved parking lot, which triggers rules D, E, and I. A complete project review application was received May 19, 2026. In their findings dated June 29, 2026 Staff recommend approval with five conditions: (1) a wetland delineation approved by the City of Rogers as WCA LGU); (2) a drainage and utility easement recorded with the City for protection of approved wetland buffers; (3) an executed buffer maintenance plan and agreement for the first two growing seasons following approval, and an escrow or an alternate surety to assure successful vegetation establishment approved by the City; (4) an operation and maintenance plan for the filtration basin approved by the City; and (5) escrow reconciliation. Motion by Kessler, second by Evenrud to approve Staff's recommendations. *Motion carried unanimously.*

C. 2026-019 Twin Cities Hose Addition, Rogers.* The site is approximately three acres in size and is located at Commerce Boulevard and George Weber Drive. The site proposes to disturb approximately 1.3 acres to construct a building and parking lot addition, triggering rules D and E. A complete project review application was received May 22, 2026. In their findings dated June 30, 2026, Staff recommend approval with four conditions: (1) escrow reconciliation; (2) an operation and maintenance plan approved by the City of Rogers; (3) City approval of modified EOF location; and (4) certain specific revisions to the civil plans. Motion by Kessler, second by Dahl to approve Staff's recommendation. *Motion carried unanimously.*

D. 2026-020 Lost Loon Cultivation Facility, Corcoran.* This is a 2.12 acre proposed development located at the northwest corner of Auger Avenue, south of County Road 50. The proposed development is in the South Fork Rush Creek subwatershed located on a tributary to South Fork Rush Creek. The applicant proposes construction of a building with associated parking on an existing vacant lot with no existing impervious. The project will result in 0.61 acres of new impervious surface. Submittals constituting a complete application were received June 11, 2026. The applicant intends to begin construction this month. While there are currently eight conditions in Staff's June 26, 2026 findings, Staff are continuing to work through them with the applicant and will update the Commission at the meeting. The eight conditions are: (1) escrow reconciliation; (2) add buffer monumentation locations on design plans that meet Commission requirements; (3) provide water

quality quantification calculations showing the project meets Commission Water Quality standards; (4) revise the pond design to meet the 1-foot freeboard between the 100-year HWL and the Pond EOF; (5) reference the pond EOF stabilization detail on the plan set; (6) provide pond outlet control structure elevations on detail and plan drawings; (7) update HydroCAD modeling to reflect recommendations herein including the 1-foot separation between EOF and 100-year HWL and bring the model and drawings into alignment on the pond outlets; and (8) provide buffer easement and maintenance plan as well as maintenance plan for stormwater BMPs and agreement to the City of Dayton. Motion by VanAsten, second by Dahl to approve Staff's recommendations. *Motion carried unanimously.*

E. 2026-021 Dayton SW Infrastructure, Dayton.* This project is an adjustment of the public portion of infrastructure on the previously approved Parkway Neighborhood Project. The Parkway Neighborhood is a 67.33-acre site located at the southwest corner of the intersection of I-94 and Dayton Parkway and is comprised of two parcels which are a mixture of forest, hay and open water areas with no existing impervious. The parcels are located within the Rush Creek subwatershed. That development is multi-family, mixed-use, and commercial buildings, parking lots, landscaping, and a new road disturbing 39.0 acres of the 67.33-acre site, resulting in 18.7 acres of new impervious surface after development. While the construction of this portion of the project includes a roadway and pond previously approved along with compensatory floodplain storage, it adds a small section of roadway to Dayton Parkway from the edge of the Parkway Neighborhood. This review is to determine if the proposed changes remain in alignment with the prior approval. This application was received June 11, 2026. This project was approved at Staff level with two conditions as shown in their findings dated June 29, 2026: (1) escrow reconciliation and (2) call out on the plan set of a spot elevation for the proposed pond EOF. Motion by Kessler, second by Dahl to approve Staff's recommendation. *Motion carried unanimously.*

F. 2026-022 St. Therese Greenway Trail, Corcoran.* This is a 3.69-acre undeveloped site known as Linear Park. It runs along CR 116 between 79th Place and City Center Drive. The site is city-owned land west of the St. Therese retirement community The site is located in the South Fork Rush Creek Subwatershed. The applicant proposes construction of an 8-foot-wide trail running from 79th Place to City Center Drive. Regional BMPs are proposed to meet Commission Rule D. Submittals constituting a complete application were received June 22, 2026. In their findings dated June 29, 2026, Staff recommend approval with two conditions: (1) escrow reconciliation and (2) provide updates to erosion control plans to show protections for existing BMPs on west/south side of site as well as inlet protection for culvert. Motion by Evenrud, second by VanAsten to approve Staff's recommendations. *Motion carried unanimously.*

VI. OLD BUSINESS.

A. A copy of the Commission's letter* to the member cities transmitting the **2027 Operating Budget** as approved at the June meeting was included in the meeting packet.

B. A copy of the Commission's **2025 Audit Report*** as accepted at the June meeting was included in the meeting packet. It was transmitted to the State Auditor by the statute

deadline of June 30.

VIII. GRANT OPPORTUNITIES.

Tilman provided an update on the **WBIF-funded Dayton projects.*** The Elm Creek Commission provided WBIF funding to support projects in the City of Dayton. Tilman's memo provides a status update on WBIF-funded and other projects that may lead to watershed-funded projects:

A. Diamond Creek Subwatershed Assessment BMP-U1. The Diamond Creek Subwatershed Assessment (SWA) completed in 2022 identified BMP-U1 as a potential site for incorporation of additional stormwater treatment. The site is a basin located just south of French Lake, between York Ave and French Lake Road in Dayton, along a natural channel that flows to French Lake. The channel and basin collect runoff from a combination of farmland, a mobile home park, and natural woodlands. The Commission provided $15,000 to support a feasibility study. The feasibility study is in process with the analysis of potential BMP options, including evaluation of pollutant removal and estimated costs, expected to be completed this summer.

B. Diamond Creek Subwatershed Assessment BMP-U4. The Diamond Creek SWA identified BMP-U4 as a site for incorporation of sump manholes with SAFL Baffles. The project includes the installation of two sump manholes and SAFL Baffles at two outfalls to Diamond Lake located along 138th Avenue North. The project also includes the stabilization of a swale at Lawndale Lane. The Commission provided $58,000 to implement BMP-U4. The project is at substantial completion with vegetation establishment as the key remaining item.

C. Grass Lake Assessment. Grass Lake is a deep-water marsh with a large drainage area discharging into Diamond Lake. Diamond Lake currently does not meet state water quality standards for nutrients. The Diamond Creek SWA, supported by historic monitoring, identified Grass Lake as a potential significant source of phosphorus to Diamond Lake. The project includes an evaluation of internal loading and hydrologic and hydraulic modeling to evaluate management options. The Commission did not provide funding to support this project, but it is included here since it may lead to future watershed-supported implementation projects. The project has collected ongoing water quality monitoring data and sediment cores and will use this data to move forward with modeling and management option analysis.

D. Diamond Lake Internal Phosphorus Load Management Study. A 2016 TMDL study determined that 28% of the phosphorus load to Diamond Lake is from internal sources including diffusion from sediment and curly-leaf pondweed. The Diamond Creek SWA identified two potential strategies for reduction of internal phosphorus loading in Diamond Lake: aluminum sulfate (alum) treatment and a lake drawdown. This project includes data collection and analysis to develop an internal load reduction strategy. The Commission certified phase 1 of a levy for a future project, and the cost of this feasibility study is eligible for reimbursement from those funds. The project has collected 22 sediment cores from Diamond Lake and deployed three dissolved oxygen sensors to collect data through September. Data will be used to develop a lake response model and determine feasibility of alum treatment or lake drawdown.

IX. EDUCATION AND OUTREACH.

West Metro Water Alliance (WMWA) will meet via Zoom at 8:30 a.m., Tuesday, July 14, 2026. The link to join: https://us02web.zoom.us/j/922390839?pwd=TklBQW1ZNXVXdzdtTDBTSDZkZmZuQT09.

[Dahl departed 12:53 p.m.]

X. COMMUNICATIONS.

A. Staff Report. The July 1, 2026, Staff Report* provides updates on the development projects currently under review by Staff.

Included in the meeting packet was a *Minnesota Star Tribune* June 15, 2026 article* regarding historic wetland violations on the Ernie Mayers property along Rush Creek and Mayers' current tree clearing and excavation activities along the creek.

B. Hennepin County Staff Report.*

1. Cain Wetland Fencing, Corcoran. Fencing around wetland has been fully constructed. Once inspected and signed off by the technical service provider, a voucher to reimburse the landowner will be circulated. This project will be inspected in June 2027 to ensure that it continues to be in working order.

2. Trousdale Wetland Restoration, Corcoran. County staff are currently working to gather more information to better understand the current conditions. Staff are looking to find tile lines in the area and determine their overall condition. They will also perform a wetland delineation with the hopes to understand if a wetland restoration is feasible for the site. Additionally, they will connect with current landowners to give them updates and relay what to expect in the coming months if this project is approved.

3. Sovereign Stables, Dayton. Landowners returned a letter of interest to construct a manure storage facility using cost-share funds. The project was assessed and approved for cost-share funding. County staff are now working on the contracting phase and will begin designing and placing the bunker.

4. Watershed Services Agreement. After approval at the last Commission meeting, Hennepin County circulated the amendment to the agreement for signature. It has been signed by all parties.

5. Project funding and other **County programming** completes the report.

XI. OTHER BUSINESS.

XII. ADJOURNMENT. There being no further business, the meeting was adjourned at 12:55 p.m.

Respectfully submitted,

Judie A. Anderson, Recording Secretary
JAA:tim